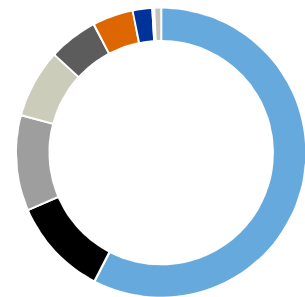


30 September 2021

# Russell Investments International Property Securities Fund - Hedged

## Geographic allocation



United States	57.6%
Europe ex UK	10.9%
Japan	10.6%
Asia ex Japan	7.7%
UK	5.5%
Australia/New Zealand	4.6%
Canada	2.2%
Emerging Markets	0.2%
Other	0.8%

## Fund objective

To provide a total return, before costs and tax, higher than the Fund's benchmark over the long term by providing exposure to a diversified portfolio of predominantly international and Australian listed property securities, largely hedged into Australian dollars.

## Fund strategy

The Fund invests predominantly in property trusts and property related securities listed on stock exchanges in developed international markets. The Fund may also invest in securities which have exposure to properties in emerging markets. Foreign currency exposures are largely hedged back to Australian dollars.

## Performance review<sup>1</sup>

Period ending 30/09/2021	1 month %	3 months %	1 year %	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	-5.32	-0.09	28.59	5.47	5.14	6.28

## Fund facts

### Share class

Class A

### Inception date

31 December 2004

### Fund size

AUD 143.65m

### Benchmark

FTSE EPRA/NAREIT Developed Real Estate Index Net TRI – \$A Hedged

### Portfolio manager

Bruce Eidelson

### Recommended investment timeframe

7 years

### Tax structure

Investment - Class A

### APIR code

RIM0031AU

### ARSN code

111-169-987

### Management cost<sup>†</sup>

0.92%

### Performance-related fee<sup>‡</sup>

N/A

## Growth of \$10,000



## Fund commentary

The Russell Investments International Property Securities Fund (AUD Hedged) outperformed the benchmark in the September quarter.

Contributing to the Fund's outperformance was strong stock selection in the US; notably overweights to Simon Property Group and Jones Lang LaSalle. The Fund also benefited from positive stock selection in Japan. At the sector level, stock selection was strongest within the US healthcare space, including underweights to Omega Healthcare Investors and DigitalBridge Group. Stock selection amongst US data centres also added value over the period. In terms of strategic factor performance, our overweight to size was positive for the quarter, while our quality bias detracted from returns. Momentum, value and volatility factors had no meaningful impact on overall performance. In contrast, stock selection in Hong Kong detracted from returns; notably overweights to Sands China and CK Asset Holdings. Poor stock selection in Continental Europe also weighed on performance, including an overweight to Germany's Vonovia SE. Returns were further impacted by poor stock selection within the US office space.

In terms of overall positioning, the Fund is tilted toward the UK, Japan and Australia and away from Continental Europe, North America and Asia Pacific ex Japan. At the sector level, the Fund favours specialty, residential and malls, while remaining underweight office and data centres. We also maintain strategic overweights to both quality and size.

<sup>†</sup> For the year ending 30/6/2020 as a percentage of net assets. Includes performance-related fees. Refer to PDS for further information.

<sup>‡</sup> For the year ending 30/6/2020. May be charged if performance targets are met. Refer to PDS for further information.

# Russell Investments International Property Securities Fund - Hedged (continued)

## Detailed performance review<sup>1,2</sup>

	1 year %p.a.	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	28.6	5.5	5.1	6.3
Distribution	1.6	0.5	2.5	4.8
Growth	26.9	5.0	2.6	1.5

## ESG data

	Fund	Benchmark
ESG Risk Score**	14.44	14.67
Carbon Footprint***	88.63	98.66
Tobacco Exposure	0.00%	0.00%

\*\* Higher scores imply higher ESG risk

\*\*\* Higher score implies greater carbon exposure

The ESG Risk Score is the weighted average of the Sustainalytics' Risk Score for companies in the portfolio. The Sustainalytics' Risk Score focuses on ESG issues that are financially material to the company and incorporates both risk exposure and issue management. The scores range from 0 to 100 where higher scores imply higher ESG risk. The carbon footprint is the weighted average carbon intensity of the Scope 1 (direct) and Scope 2 (electricity consumption) carbon emissions of companies in the portfolio, measured in metric tons of carbon dioxide equivalent (CO<sub>2</sub>-e) divided by company revenue (USD). Tobacco exposure is defined as the weight of securities in the portfolio classified as being in the GICS tobacco subindustry.

## Top ten holdings

Security
PROLOGIS INC
SIMON PROPERTY GROUP INC
EQUINIX INC
WELLTOWER INC
VONOVIA SE
SUN COMMUNITIES INC
EXTRA SPACE STORAGE INC
PUBLIC STORAGE
AVALONBAY COMMUNITIES INC
KIMCO REALTY CORP

# Russell Investments International Property Securities Fund - Hedged (continued)

## Portfolio structure\*

Manager	Style	Weight %	Comment
Cohen & Steers Capital Management	NAV & dividend discount model	40.0	Cohen and Steers underperformed the benchmark over the quarter, driven by poor stock selection in Continental Europe and Hong Kong; the latter including overweights to Sands China and CK Asset Holdings. Stock selection within the US industrial space also weighed on returns. In contrast, the manager benefited from strong stock selection within the US specialty, healthcare and office sectors.
RREEF America L.L.C.	Fundamental/bottom-up	50.0	RREEF outperformed the benchmark over the quarter; the manager benefiting in part from strong stock selection within the US healthcare and data centre sectors. An overweight exposure to the US industrial space also added value. In contrast, poor stock selection amongst US office names detracted from overall returns.
Russell Investments positioning strategy	Region & sector positioning	10.0	Russell Investments' positioning strategy was used to manage the Fund's regional and sector exposures relative to the benchmark throughout the quarter. The strategy performed in line with the benchmark over the period. An underweight to US data centres and an overweight to US residential added value over the period, while an overweight to the US office sector detracted from overall performance.

### Contact Russell Investments

To find out more about Russell Investments or how you can diversify your portfolio in just one transaction, you can:  
visit our website at [russellinvestments.com.au](http://russellinvestments.com.au)  
To invest in Russell Investments Retail Funds, contact your adviser today.  
For more information:  
NSW, QLD, ACT & NT : 02 9229 5111 VIC, SA, WA & TAS: 03 9270 8111

### Footnotes

1 Performance is net of fees and charges. Assumes reinvestment of income. Past performance is not a reliable indicator of future performance.  
2 The distribution return reflects income paid from the Fund, whilst the growth return reflects changes in the capital values of the units.  
\*Russell Investments retains the discretion to change the investment managers at any time without notice. Please check [russellinvestments.com.au/disclosures](http://russellinvestments.com.au/disclosures) for the latest list of managers.  
Allocations may not equal 100% due to rounding

### Important information

Issued by Russell Investment Management Ltd ABN 53 068 338 974, AFS Licence 247185 (RIM). This document provides general information for wholesale investors only and has not prepared having regard to your objectives, financial situation or needs. Before making an investment decision, you need to consider whether this information is appropriate to your objectives, financial situation or needs. This information has been compiled from sources considered to be reliable, but is not guaranteed. The performance data shown does not take into account fees, charges and taxes, and is not a reliable indicator of the net return to you as an investor. Past performance is not a reliable indicator of future performance. Any potential investor should consider the latest PDS in deciding whether to acquire, or to continue to hold, an investment in any Russell Investments product. The PDS can be obtained by visiting [russellinvestments.com.au](http://russellinvestments.com.au) or by phoning (02) 9229 5111. RIM and TRM are part of Russell Investments. Russell Investments or its associates, officers or employees may have interests in the financial products referred to in this information by acting in various roles including broker or adviser, and may receive fees, brokerage or commissions for acting in these capacities. In addition, Russell Investments or its associates, officers or employees may buy or sell the financial products as principal or agent. The Russell Indexes mentioned in this document are trademarks of Frank Russell Company. Frank Russell Company is the owner of the Russell trademarks and all trademark rights related to the Russell trademarks, which the members of the Russell Investments group of companies are permitted to use under license from Frank Russell Company. The members of the Russell Investments group of companies are not affiliated in any manner with Russell or any entity operating under the 'FTSE Russell' brand. Russell Investments' ownership is composed of a majority stake held by funds managed by TA Associates with minority stakes held by funds managed by Reverence Capital Partners, Russell Investments' management, and Hamilton Lane Incorporated. Copyright © 2021 RIM. All rights reserved. This material is proprietary and may not be reproduced, transferred, or distributed in any form without prior written permission from RIM. Russell Investments became a signatory of the Principles for Responsible Investment (PRI) in 2009; the Carbon Disclosure Project's climate change program since 2010; and the Climate Action 100 in 2017. Russell Investments is also a member of the Institutional Investors Group on Climate Change (IIGCC) since 2015; and the Responsible Investment Association of Australasia. Russell Investments became a supporter for the Taskforce on Climate-Related Financial Disclosures (TCFD) in May 2019. Russell Investments has consecutively achieved an A+ rating for our strategy and governance approach from the PRI from 2016-2020. For further information visit [russellinvestments.com](http://russellinvestments.com).